

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

34/22 THE RIDGE ROXBURGH PARK VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1 VIEWBANK CIRCUIT ROXBURGH PARK VIC 3064	\$455,000	24-Dec-23
3/205 JAMES MIRAMS DRIVE ROXBURGH PARK VIC 3064	\$460,000	02-Jul-24
8/26 MCKINLEY DRIVE ROXBURGH PARK VIC 3064	\$460,000	08-May-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 September 2024



1 VIEWBANK CIRCUIT ROXBURGH PARK VIC 3064

 3  2  1

Sold Price

\$455,000

Sold Date

24-Dec-23

Distance

1.75km



3/205 JAMES MIRAMS DRIVE ROXBURGH PARK VIC 3064

 3  2  2

Sold Price

^{RS} **\$460,000** ^{UN}

Sold Date

02-Jul-24

Distance

2.09km



8/26 MCKINLEY DRIVE ROXBURGH PARK VIC 3064

 3  1  1

Sold Price

\$460,000

Sold Date

08-May-24

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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